



776 N.E. 125 Street, North Miami, Florida 33161

Council Report

To: The Honorable Mayor and City Council
From: Stephen Johnson, City Manager
Date: April 23, 2013
Re: Appointment of Gloria Romano Roses to a Two Year Term on the North Miami Housing Authority

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPOINTING GLORIA ROMANO ROSES TO THE BOARD OF COMMISSIONERS OF THE CITY OF NORTH MIAMI HOUSING AUTHORITY; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES

REQUEST

That the Mayor and Council adopt the proposed resolution appointing Gloria Romano Roses to the City's Housing Authority as required by Section 421.05 of the Florida Statutes.

BACKGROUND

In July 2002, the Mayor and Council of the City of North Miami established the Housing Authority of the City of North Miami (HACNM "Authority") by virtue of Resolution number R2002-49. For almost eleven (11) years, the Authority has been dormant since a board was not formally established consistent with the Florida Statutes.

The Authority is governed by Florida Statutes, Chapter 421 which provides for the appointment of the five commissioners by the Mayor with the approval of the City Council. In accordance with the Statute, three of the commissioners who are first appointed shall be designated to serve for terms of 1, 2, and 3 years respectively; the remaining commissioners shall be designated to serve for terms of 4 years each.

Gloria Romano Roses' appointment to the Authority will be for a term of Two (2) years beginning on April 23rd, 2013.

The Authority will serve as the entity that provides innovative solutions to redevelopment and repair of deteriorated housing within the City. In addition, the

Authority will leverage the City's resources to solicit and obtain partnerships, both private and public, to develop alternative approaches to serve tenants and homebuyers within the community.

CONCLUSION

More and more Housing Authorities are being creative and innovative in their quest to reduce homelessness as well as to provide homeownership opportunities within the communities they serve. As such, staff is requesting that the Mayor and Council approve the attached resolution appointing the named individual as a commissioner of the Housing Authority of the City of North Miami.

RESOLUTION NO. _____

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH MIAMI, FLORIDA,
APPOINTING GLORIA ROMERO ROSES TO THE
BOARD OF COMMISSIONERS OF THE CITY OF NORTH
MIAMI HOUSING AUTHORITY; PROVIDING FOR AN
EFFECTIVE DATE AND ALL OTHER PURPOSES.**

WHEREAS, pursuant to chapter 421, Florida Statutes, Article II of the City Charter and Resolution 2002-49, (Exhibit "A"), the City of North Miami Mayor and Council created a Housing Authority to address the lack of adequate and affordable housing in the city; and

WHEREAS, in accordance with section 421.05(1), Florida Statutes, the Mayor, with the approval of the City Council desire to appoint Gloria Romero Roses as a member of the Housing Authority Commission for a two (2) year term until April 23, 2015; and

WHEREAS, this resolution shall serve as a certificate of appointment to be filed with the clerk pursuant to section 421.05(1), Florida Statutes.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

Section 1. **Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. **Appointment.** The Mayor and City Council of the City of North Miami, Florida, hereby appoint Gloria Romero Roses as a member of the City of North Miami Housing Authority Commission for a two (2) year term.

Section 3. **Powers.** Commissioner Romero Roses shall serve until a successor is duly appointed and is empowered to perform the duties as a commissioner vested under Chapter 421, Florida Statutes.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of April 2013.

ANDRE D. PIERRE, ESQ.
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Andre D. Pierre, Esq.	_____ (Yes)	_____ (No)
Vice Mayor Marie Erlande Steril	_____ (Yes)	_____ (No)
Councilperson Michael R. Blynn, Esq.	_____ (Yes)	_____ (No)
Councilperson Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Jean R. Marcellus	_____ (Yes)	_____ (No)

GLORIA ROMERO ROSES

13431 Old Sheridan Street Southwest Ranches, FL 33330

RosesG@NexuServices.com

305-904-3852

Professional Experience:

- Nexus_Homes, LLC (April 2010 - present)

Principal

Nexus_Homes is the vehicle to merge my experiences in project management, communications and change strategy with my passion for community development. Having had to cope with the difficult process of helping my mother age-in-place safely, comfortably while honoring her life's legacy, I have re-focused my investment and development efforts to Assisted Living residential projects. As managing partner I actively seek and develop partnerships with high-potential, high-quality assisted living operators throughout Florida to help them grow and provide more choices in neighborhoods for families seeking to help their relatives age in place comfortably and fulfill their life's legacy in this chapter of their lives.

- Nexus_Consulting, LLC (April 2008 – April 2010)

Principal

Nexus_Consulting is the vehicle I created to merge my experiences in project management, communications and change strategy with my passion for education and housing. By helping leaders in the fields of education and housing engage change at its nexus I sought to help our communities emerge from the downturn stronger and more sustainable. My practice took the form of leadership and team facilitation, strategy formulation, process deployment and communication planning. Clients included Miami Dade County Council of PTA's, City of Miami Beach Service Partnership and the An A Avanse initiative convened by the United Way of Miami-Dade County.

- The Continental Group (June 2005 – April 2008)

Director of Communications & Community Relations

In 2005 I accepted the challenge of returning to my real estate beginnings by launching the Office of Community and Employee Relations for the state's largest manager of Condominium and Homeowner's Associations, The Continental Group, Inc. After establishing the function of Employee and transitioning to a reorganized Human Resources Department, I launched the office to focus on Communications and Community Relations. With over 250,000 residential units in their client portfolio and over 6,500 employees across the state of Florida, my focus was to align the company's mission and values, people and financial resources towards the communities where the firm's employees lived and work. With functions, roles and work plan in process I transitioned to my successor in 2008.

- Project Management Consulting (June 2001- June 2005)

Principal

Client roster included The Continental Group, The Collins Center for Public Policy, The Related Group of Florida, WSG Development, BreFrank, Inc., WCI Communities.

- Facilitated employee task force to create and implement "knowledge management information system" on a web-based platform to provide company operating procedures and training to over 1,200 employees within The Continental Group's Florida operations. Project is being used as a model for implementation nationally across parent company (*First Service*) subsidiaries.
- Compiled the investment prospectus presenting the project Business Plan for an "E3 Livable Community" in the S.E. Quadrant of Overtown (*Downtown Overtown*) as a real estate venture viewed through the lens of the public/private nature of community development while articulating the role of an investor within the context of the project's Business Plan and specifically as it relates to the role of the South Florida Smart Growth Land Trust.
- Facilitated close-out of *CityPlace* Residential Phase 1, streamlining customer service and closing processes while effectuating turn-over of the Association to unit owner controlled Board in 180 days. Spearheaded and achieved developer's settlement negotiations with Board of Directors for both *CityPlace* POA and The Garden Residences at *CityPlace* within 6 months.
- Compiled project pro forma and assumptions serving as the basis for joint venture partnership and financing for the *Canyon Ranch* (fka The Carillon) project on Miami Beach.

- Facilitated project branding and sales program implementation for the first new-construction, mixed-use project in downtown Lake Worth in over 40 years, *The Lucerne*.
- Compiled New York Registration requirements for *One Bal Harbour* project for WCI Communities.

- The Related Group of Florida (January 2000- June 2001)

Assistant Project Manager – SOBE Division

Assisted Project Director in spearheading the development tasks and administration of operations for three luxury high-rise buildings (*Yacht Club at Portofino*, *Murano at Portofino*, *Murano Grande at Portofino*). Coordinated and monitored the various disciplines such as Marketing, Architecture, MEP Engineering and G.C. towards maintaining and advancing critical path deadlines.

- Successfully closed 361 units in 3 ½ months achieving settlement with the Association in 1 year from date of turnover (*Yacht Club at Portofino*).
- Spearheaded due diligence and market plan implementation for *Murano Grande* achieving 70% presales in 90 days.

- The Related Group of Florida (June 1999 – January 2000)

Project Controller – SOBE Division

Responsible for administration of Financial Business plan of division's projects including financial due diligence and projections, project underwriting and financing, liaison with project lenders and partners while controlling for operational results on projects whose sales were in excess of \$400MM.

- Atlantic Gulf Communities (June 1999 – March 1997)

Project Controller

Responsible for administration of Financial Business plan for land development projects in Florida (S.W. Broward County, Orlando, Tampa), Texas (West Frisco), and Colorado (Aspen). Spearheaded and implemented the standardization of accounting procedures for field office compliance.

- DEEDCO, Inc. (March 1997 – March 1995)

Project Director

Assisted Executive Director of this not-for-profit community development corporation (C.D.C.) in spearheading, through public/private sector partnerships, development of affordable housing projects and commercial development throughout Dade County. Responsible for grant writing, application submission and reporting requirements of various public sector funding sources (CDBG, CHDO, HUD, State of Fl. DCA). In last funding cycle, successfully wrote and was awarded over \$1 million in funding through what was formerly known as the Miami Dade County Office of Community and Economic Development application process.

- Miami Management, Inc. (March 1995 – January 1993)

Community Association Manager

Responsible for the fiscal and operational administration of luxury high rises in the Aventura area (Portsvie, Harborside, Harbor Towers, Mystic Pointe Tower 300) throughout various stages of the condominium life cycle.

Community Association Administrative Assistant (January 1991-December 1992)

- GDG Services, Inc. (January 1991 – August 1988)

Landscape Division Assistant, Executive Assistant On-site and Corporate

Academic Background:

- **University of Miami**

Master of Business Administration, December 1995

- **Florida International University**

Bachelor of Business Administration, December 1992

Leadership:

- Candidate for Democratic nomination for Congressional District #26 – garnered 34% of the vote and held a 2 time nominee to 52%
- Advisory Council and Board Vice-Chair – Ruth’s List of Florida – 2010 to present
- Loaned Executive, An A Avanse coalition formed post-earthquake in Haiti to coordinate local efforts to forward the healing for Haitian diaspora in Miami Dade County - 2010
- FIU College of Business, Dean’s Alumni Circle – Chair 2008-2009
- Greater Miami Chamber of Commerce:
 - Workforce Housing Committee, Vice-Chair, 2006 – present
 - Education Committee, Co-chair of Forums 2009-2010
- Skylake-Highland Lakes Area Homeowner’s Association - President 2006-2008
- ArtSpring, Inc. , a 501(c)3 corporation providing arts-based intervention for underserved and institutionalized women and girls – President 2004-2006
- Community Advisory Board, FDJJ, Miami Dade Regional Juvenile Detention Center - Secretary/Treasurer 2004-2005
- Committee to Incorporate Northeast Dade – Secretary 2006
- M. Krop Feeder Pattern Coalition – Founding member 2005-2006
- St. Matthew Catholic Church, Hallandale – Children’s Liturgy Minister 2004-2006
- Casa Valentina Coalition for Young Women Aging Out of Foster Care – Visionary and member of Real Estate Committee – 2005

Affiliations & Awards:

- St. Mark Catholic Church – Religious Education Catechist 2009 & 2010
- Ruth’s List Florida – Advisory Council 2010 & 2011
- Women’s Fund of Miami Dade – Donor’s Council 2009, 2010, 2011
- 2009 Distinguished Alumni Torch Award recipient for FIU College of Business Administration
- Community Based Organization Advisory Board to Miami Dade County Board of County Commissioners – Representing the Greater Miami Chamber of Commerce 2008 - 2010
- Miami-Dade County Department of Cultural Affairs – Youth Arts Enrichment Program Grant Reviewer 2007
- The Children’s Trust - Grant Reviewer 2006, 2007
- The Miami Foundation’s *Miami Fellows Initiative* – Fellow, Class III (2004-2005)
- Florida Community Association Manager (C.A.M.)
- Urban Land Institute – Associate Member

RESOLUTION NO. 2002-49

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY
OF NORTH MIAMI, FLORIDA CREATING A HOUSING AUTHORITY
IN THE CITY OF NORTH MIAMI.**

WHEREAS, pursuant to Section 421.04, Florida Statutes, and Article II, Section 9(11) of the City Charter of the City of North Miami, the Mayor and City Council, as the governing body of the City, is duly authorized to create a Housing Authority upon the finding of specified criteria relating to housing needs in the City; and

WHEREAS, as the statutory requirements have been found to exist in the City to support the creation of the Authority, the Mayor and City Council desire to assist the citizens of the City and the County by establishing the Authority;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF NORTH MIAMI, FLORIDA:**

Section 1. That Mayor and City Council find that:

- (a) There are unsanitary and unsafe dwelling accommodations in the City; and
- (b) There is a shortage of safe and sanitary dwelling accommodations in the City which are available to persons of low income at rental amounts they can afford.

Section 2. That based on the above findings, the Mayor and City Council create, pursuant to Chapter 421, Florida Statutes, a Housing Authority in the City of North Miami, and that all requirements of law be followed in the establishment of the Board and Administration of the Authority. The name of the Authority shall be the Housing Authority of the City of North Miami (HACNM).

PASSED and ADOPTED by a 4-0 vote of the Mayor and City Council this 9 day of July, 2002.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY